



Vale Avenue, Thrybergh Rotherham S65 4DF

Offers in the Region Of £140,000



- **Spacious Semi-Detached Home upon a Generous Plot**
- **Three Bedrooms & Bathroom**
- **Ample Off Road Parking**
- **NO ONWARD CHAIN**
- **Open Plan Lounge/Diner, Kitchen & Downstairs WC**
- **Rear Enclosed Lawn Garden & Patio**
- **Walking Distance to Shops, School & Transport Links**
- **FREEHOLD / Council Tax Band A**

This spacious semi-detached home is sat within a generous sized plot and is within walking distance to shops, schools and transport links.

Having NO ONWARD CHAIN, the property in brief comprises; Entrance Hall * WC * Kitchen * Open Plan Lounge/Diner * Three Bedrooms * Bathroom * Rear Enclosed Lawn Garden * Ample Off Road Parking.

Entrance Hall

Entrance from the side of the property through a PVCu door, doors giving access to ground floor rooms. Carpet flooring.

WC

WC and hand wash basin

Storage

Under stairs storage

Kitchen 10' 0" x 7' 5" (3.05m x 2.26m)

Rear facing kitchen with a tiled floor. It has a fitted range of base and wall units. Space for Oven/Cooker and fridge/freezer. Space and plumbing for a washing machine.

Lounge/Diner 21' 4" x 14' 5" (6.50m x 4.39m)

Impressive Lounge/Diner with patio doors to the rear garden. Carpet flooring.

Master bedroom 14' 5" x 11' 0" (4.39m x 3.35m)

Rear facing double bedroom. Carpet flooring.

Bedroom Two 11' 0" x 10' 0" (3.35m x 3.05m)

Front facing double bedroom. Carpet flooring.

Bedroom Three 11' 0" x 7' 5" (3.35m x 2.26m)

Good sized, rear facing single bedroom. Carpet flooring.

Bathroom 10' 0" x 4' 10" (3.05m x 1.47m)

Side facing bathroom with white three piece suite. Bath with an overhead electric shower.

Exterior and Gardens

To the front of the property is a large driveway for three cars. Side access to the entrance of the house and access to the enclosed rear lawn garden and patio seating area.





GROUND FLOOR
APPROX. FLOOR
AREA 451 SQ.FT.
(42.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 455 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 926 SQ.FT. (86.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that, if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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